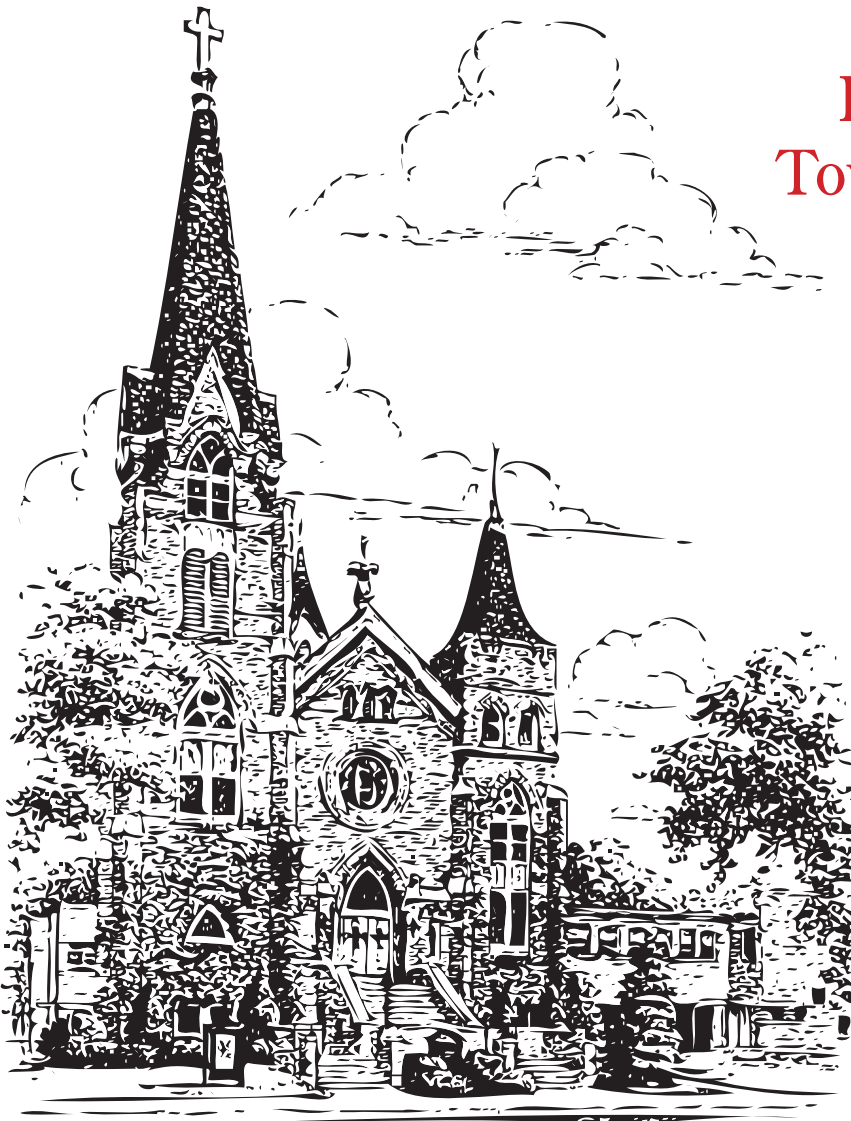


St. Peter's UCC - Skokie Capital Improvement Planning Committee

2011 Report to the Congregation

EXCERPT: Tower Repair



Long Term Projects - 1st Priorities

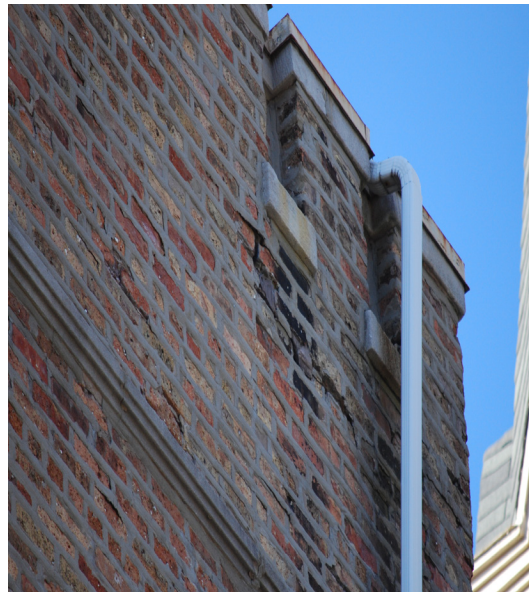
The following is a list of short term projects the CIP committee identified. These are presented in order of priority.

Priority #1a: “Bee” Tower

Exterior masonry work - lower and upper areas, steeple points & high area paint work.

Estimated Cost: \$65,000 (included in the 2011 annual budget)

This evaluation began in 2010 by talking to masonry and roofing experts. It was found that there are problems with the brickwork on the west side of the Bee Tower which is allowing water seepage into the Sanctuary in the area of the balcony. Damage has occurred including the loosening of the wall covering on the walls and ceiling surrounding the Bee Tower. The brickwork will need to be repaired prior to attempting any repairs to the interior of the church sanctuary.



Cost Breakdown:

Tuckpointing	\$38,800
Roofing	17,200
Scaffolding	8,150 (Price includes setup, takedown, 1st month rent, and trucking) 900 (Additional per month Rent after 1st month)
Project Total	\$64,150 65,050 (if project takes 2 months)

Priority #1b: Bell Tower

Estimated Cost: \$60,000+



Wind damaged caused by a storm on October 28th, 2010 prompted us to file an insurance claim with Church Mutual Insurance. At this time we are waiting to hear the result of this claim. The claim includes the finial that was completely blown down from the gable over the front entrance and shingles that were blown out from the Bell Tower steeple. If we receive a settlement on this claim we will in all probability make these repairs at the same time as the masonry work since scaffolding will need to be erected for both projects and we could reduce the cost overall by combining them together.

Cost Breakdown:

Tuckpointing	???*
Roofing - Shingle	\$25,200 (or perhaps just insurance covered repairs)
- Flashing	\$14,400
Scaffolding	15,560 (Incl. setup, takedown, 1st month rent, and trucking) 1,800 (Additional per month Rent after 1st month)
Project Total	\$55,160 plus tuckpointing 56,960 (if project takes 2 months)